



Order Filed on July 10, 2018 by
Clerk U.S. Bankruptcy Court
District of New Jersey

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

Caption in Compliance with D.N.J. LBR 9004-1(b)

Joseph T. Margrabia, Jr., JM 5564
Attorney At Law
530 Greentree Road
Glassboro, New Jersey 08028
Telephone 856-881-9600
Attorney For Debtor

In Re:

Mark Darrin Nelson

Case No: 15-19368

Chapter: 13

Hearing Date: 07/10/2018 @ 10:00

Judge: Jerrold N. Poslusny

ORDER ON MOTION TO CANCEL AND DISCHARGE:

☒ **MORTGAGE** ☐ **LIEN** ☐ **OTHER (specify)** _____

The relief set forth on the following page is hereby **ORDERED**.

DATED: July 10, 2018



Honorable Jerrold N. Poslusny, Jr.
United States Bankruptcy Court

The debtor(s) having filed a Motion to Cancel or Discharge Mortgage or Lien, and the court having considered any objections filed, it is hereby ORDERED that:

- ☐ The debtor's motion is denied.
- ☒ The debtor's motion is granted, and the Mortgage or Lien referenced below is hereby cancelled, voided, and/or discharged of record and a certified or exemplified copy of this Order shall be recorded by the Clerk or Register of Deeds with whom the original mortgage or lien was recorded.

Description of Real Property:

Location (Street Address) 23 Desoto Avenue, Villas, Lower Township, New Jersey 08251

Description of Mortgage/Judgment Lien:

- a. Original Mortgagee/Lienholder: Countrywide Home Loans, Inc.
- b. Current Assignee: Bank Of America, N.A.
- c. Current Servicer: Bank Of America, N.A.
- d. Date of Mortgage/Lien: December 17, 2004
- e. Date of Recordation: January 04, 2005
- f. Place of Recordation: Cape May County New Jersey, Clerk's Office
- i. Mortgage Book: 4013
- ii. Page: 826
- g. Original Principal Balance of Mortgage/Lien: \$ 21,000.00

**NOTE TO RECORDING OFFICER: THIS ORDER MUST BE
CERTIFIED BY THE BANKRUPTCY COURT WITH THE
APPROPRIATE SEAL BEFORE IT MAY BE RECORDED**

rev.12/1/17

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Mark Darrin Nelson
Debtor

Case No. 15-19368-JNP
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Jul 10, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 12, 2018.

db +Mark Darrin Nelson, 23 Desoto Avenue, Villas, NJ 08251-2820

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jul 12, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 10, 2018 at the address(es) listed below:

Alexandra T. Garcia on behalf of Creditor Nationstar Mortgage LLC NJECFMAIL@mw-c-law.com,
nj-ecfmail@ecf.courtdrive.com
Alexandra T. Garcia on behalf of Creditor EverBank NJECFMAIL@mw-c-law.com,
nj-ecfmail@ecf.courtdrive.com
Brian E Caine on behalf of Creditor BANK OF AMERICA, N.A. bcaine@parkermccay.com,
BKcourtnotices@parkermccay.com
Celine P. Derkrikorian on behalf of Creditor Nationstar Mortgage LLC njecfmail@mw-c-law.com
Denise E. Carlon on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.com
Isabel C. Balboa ecfmail@standingtrustee.com, summarymail@standingtrustee.com
Isabel C. Balboa on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com,
summarymail@standingtrustee.com
Joseph T. Margrabia on behalf of Debtor Mark Darrin Nelson jmargrabia@comcast.net
Kevin Gordon McDonald on behalf of Creditor Nationstar Mortgage LLC kmcdonald@kmlawgroup.com,
bkgroup@kmlawgroup.com

TOTAL: 9